

PB# 78-6

O. Cicchetti

O. Cicchetti

78-6

approved 10/17/78 SH
 verified with Chair Spigno
 on Dec. 4, 1978
 received from Chairman
 Spigno - Mr. Cicchetti's Site
 Plan maps & file at Nov 22nd meeting
 given to T.C. office Dec. 4, 1978 SH.

GENERAL RECEIPT

3885

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

Dec 4 1978

RECEIVED OF O. Cicchetti - file # 78-6 \$ 125.00
One hundred twenty five and 00/100 DOLLARS
 FOR Site Plan

DISTRIBUTION:

FUND	CODE	AMOUNT
Planning	Check #	125.00
Board	1704	

BY Charlotte Marcantonio
Deputy
 TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of

O. EDWARD CIOCHETTI

DECISION GRANTING
AREA VARIANCE

Application #78-6.

WHEREAS, O. EDWARD CIOCHETTI of 1134 Union Avenue, Newburgh, New York, has made application for an area variance to permit in-sufficient sideyard on property located on the east side of Route 32, Town of New Windsor, New York in a Designed Shopping (C) zone; and

WHEREAS, the applicant seeks a 10 ft. side yard variance; and

WHEREAS, a public hearing was held on the 27th day of March, 1978 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant was represented by Raymond H. Bradford, Esq. of 425 Robinson Avenue, Newburgh, New York; and

WHEREAS, the application was opposed by Allan Kuslansky, Esq., attorney representing Mrs. Max Levinson, the owner of the adjacent property, who stated that the above proposal would be a detriment to her property and asked that the application be denied; and

WHEREAS, the matter was referred to the Orange County Planning Board and the Planning Board returned it to this Board for a local determination under date of March 23, 1978; and

WHEREAS, the Zoning Board of Appeals makes the following findings of fact in this matter:

1. The notice of the public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News, also as required by law.

2. The evidence shows that the variance if granted will result in no appreciable additional population or strain on existing governmental facilities.

3. The evidence shows that the variance sought to expand a commercial usage in an already well-developed commercial zone and that the expanded usage will not alter the character of the neighborhood.

4. The evidence shows that denial of the variance will result in significant economic injury to the owner of the property due to the limited use for the property as presently constructed and that there are no reasons of public health, safety or welfare which compel the denial of the application.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. That notice of the public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News also as required by law.

2. The applicant will encounter practical difficulty in expanding his business if the variance is not granted.

3. The owner's expansion cannot be done in any other feasible method within the present zoning ordinance.

4. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

5. Granting the variance is in the interest of justice.

NOW, THEREFORE, BE IT


RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant an area variance to O. EDWARD CIOCHETTI for the expansion of a business in a commercial zone - Designed Shopping (C).

BE IT FURTHER,

Page 3

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant's attorney.

Dated: May 8, 1978.


Chairman

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
William C. Hennessy, Commissioner

112 Dickson Street, Newburgh, N.Y. 12550



June 15, 1978

Mr. O. E. Cicchetti
1134 Union Avenue
Newburgh, N.Y. 12550

Re: Mercantile Bldg. Rte 32
Town of New Windsor, Orange Co.

Dear Sir:

Attached are the applications for a N.Y. State highway work permit. Sign all three copies and return them to this office together with the following:

- 1) Check for \$12.50 for permit fee and liability insurance.
- 2) Certified check or moneyorder for \$800.00 as a deposit to be returned upon satisfactory completion of the work within State right-of-way. Checks made payable to "New York State".

Upon receipt of the above items I will forward them to our Regional Office, along with your previously submitted plans, to our Regional Office for issuance of a permit. A permit will be issued in approximately two (2) weeks.

Very truly yours,

K. J. Christman
Resident Engineer

By:

Dominick Bello
Dominick Bello
Asst. Resident Engineer

cc Raymond H. Bradford, Attorney

KJC:DB:lp
Attmt.

112 Dickson Street, Newburgh, N.Y. 12550
xx

Received P.B.
4/15/78
P.B.

April 13, 1978

Mr. O. E. Cicchetti
1134 Union Ave.
Newburgh, N.Y. 12550

Re: Mercantile Bldg.
Route 32, Town of New Windsor

Dear Sir:

With reference to your Site Plan submitted to this office by Mr. Raymond Bradford, Attorney, I offer the following comments;

- 1) Both driveways should be 16 feet wide and designated for oneway in and oneway out.
- 2) Locate the centerline of the southerly driveway 23 feet from the southerly property line.
- 3) The return radii for the concrete curb should be 15 feet.
- 4) The concrete curb should be installed 10 feet from the edge of highway.

I am returning your plan marked in red pencil to clarify my remarks.

When the plans are revised as suggested above, submit 3 copies to this office in preparation for a highway work permits.

If there are any questions, you can phone me at 562-4020.

Very truly yours,

K. J. Christman
Resident Engineer

By: *[Signature]*
Dominick Bello
Asst. Resident Engineer

cc H. Colett, Bldg. Inspector

KJC:DB:lp
Attmt.

Copy to P/B
Emergency
4/17/78

STATE OF NEW YORK - DEPARTMENT OF TRANSPORTATION
HIGHWAY WORK PERMIT APPLICATION FOR NON-UTILITY WORK

PREPARE
3 COPIES

Application is hereby made for a highway work permit

Highway Permit No. _____

Effective Date _____

O. E. Cicchetti
1134 Union Ave.
Newburgh, N.Y. 12550

{ ENTER NAME AND
MAILING ADDRESS
IN THIS SPACE

1. Requested duration from June 19 78 thru June 19 79, to apply to the operation(s) checked below:
2. Protective Liability Insurance covered by Policy No. _____; expires on _____ 19____
3. Workmen's Compensation Insurance Policy No. _____ expiring _____
4. Disability Benefits Coverage Policy No. _____

Check Type of Operation	Permit Fee	Show Ins. Fee in Amt. or PERM- 17 pr Under- taking on file	Total Amount of Fee and / or Insurance	Guarantee Deposit Amount and/or Bond
<input checked="" type="checkbox"/> 4. Single job - Permit issued for each job				
<input type="checkbox"/> a. Driveway or roadway				
<input type="checkbox"/> Private	NC			
<input type="checkbox"/> Commercial	\$ 50			
<input type="checkbox"/> Subdivision Street	\$100			
<input type="checkbox"/> Temporary access road or street	\$ 10			
<input checked="" type="checkbox"/> b. Improvement				
<input type="checkbox"/> Private	NC			
<input type="checkbox"/> Commercial	\$ 10			
Check additional description below:				
<input checked="" type="checkbox"/> Install sidewalk, curb, paving, stabilized shoulder, drainage, etc.		2.50	12.50	\$800.00
<input type="checkbox"/> Grade, seed, improve land contour, clear land of brush, etc.				
<input type="checkbox"/> Resurface existing roadway or driveway				
<input type="checkbox"/> Miscellaneous				
<input type="checkbox"/> c. Tree Work				
<input type="checkbox"/> Private	NC			
<input type="checkbox"/> Commercial (not required for pruning if utility has annual maintenance permit)	\$ 10			
Check additional description below:				
<input type="checkbox"/> Removal or planting				
<input type="checkbox"/> Pruning, applying chemicals to stumps, etc.				
<input type="checkbox"/> d. Miscellaneous Construction				
<input type="checkbox"/> Beautifying ROW -(for Civic Groups only)	NC			
<input type="checkbox"/> Temporary signs, banners, Christmas decorations	\$ 10			
<input type="checkbox"/> Traffic control signals	\$100			
<input type="checkbox"/> Warning and entrance signs	\$ 10			
<input type="checkbox"/> Miscellaneous				
<input type="checkbox"/> 5. One permit issuance which remains in effect indefinitely and requires continuous insurance for encroachments caused by DOT acquisition of property.	\$ 10			
<input type="checkbox"/> 6. Compulsory permit required when work performed at the request of Department.				
<input type="checkbox"/> a. Buildings (within State highway right-of-way) on State lands when not covered by contract specifications of the Department -				
<input type="checkbox"/> Demolition <input type="checkbox"/> Moving	NC			
<input type="checkbox"/> b. Improvement to meet Department standards	NC			

TOTAL PAID _____

Work may be described briefly as follows:

Grade and construct entrances to Route 32 as indicated

on attached plan.

☐ Additional work description is attached; ☐ Plans _____ pages and/or ☐ Map is filed showing work to be performed at:

LOCATION (☐ on ☐ along ☐ across ☐ State Highway No. 9033 between station _____
and station _____ in the Town of New Windsor County of Orange
known as Vails Gate - Newburgh City Line

Acceptance of the requested permit subjects the permittee to the restrictions, regulations and obligations stated on this application and on the permit.

Applicant Signature _____ Date of Application _____ 19 _____

Approval recommended _____ 19 _____ By Resident Engineer _____ Region No. _____

Approved _____ 19 _____ By Regional Traffic Engineer _____

RESPONSIBILITIES OF PERMITTEE

1. PROTECTIVE LIABILITY INSURANCE COVERAGE

Permittee must have protective liability insurance coverage in accordance with Department requirements. (See Information on Protective Liability Insurance Required for Highway Work Permits and/or Special Hauling Permits, Form PERM-27).

Expiration of, or lack of, liability insurance automatically terminates the permit.

Insurance coverage may be provided by furnishing the Department with one of the following:

- a. A Certificate of Protective Liability Insurance for Permits on State Highways (Form PERM 17, NYSDoT).
- b. A \$2.50 remittance (check drawn on a New York State Bank or Certified) for coverage under the Departmental Blanket Policy.
- c. An Undertaking may be furnished by Public Service Corporations and Government Units only and must include the wording required by the Department.

2. COMPENSATION INSURANCE AND DISABILITY COVERAGE

The applicant is required to have compensation insurance and disability coverage as noted in the provisions of the Workmen's Compensation Law and Acts amendatory thereof for the entire period of the permit, or the permit is invalid.

3. NOTIFICATIONS

Notify Commissioner, through Regional Office, one week prior to commencing work, except emergency work by public service utilities which should be reported the next work day.

Work must start within 30 days from date of permit.

Notify area gas distributors 72 hours prior to any blasting.

Notify Utility Companies with facilities in work area (permission must be obtained before doing work affecting utilities' facilities) before starting work.

Notify land owners of abutting lands, before disturbing trees.

Notify Department of Transportation at conclusion of work and return original copy of permit to Regional Office.

Annual Maintenance Permit Notifications:

Notify by telephone the District or Resident Office, one week in advance, each time regular maintenance work is to be performed. In emergencies, notification by telephone should be made the next work day.

4. SITE CARE AND RESTORATION

An Undertaking, a bond or certified check in an amount designated by the Department of Transportation may be required by the Regional Office, before a permit is issued, to guarantee restoration of the site to its original condition. If the Department is obliged to restore the site of its original condition, the costs to the Department will be deducted from the amount of the permittee's guarantee deposit at the conclusion of the work.

The permittee is responsible for traffic protection and maintenance, including adequate use of signs and barriers during work and evening hours.

No unnecessary obstruction is to be left on the pavement or the right of way or in such a position as to block warning signs during or between work hours.

No work shall be done to obstruct drainage or divert creeks, water courses or sluices onto the right of way.

All falsework must be removed and all excavations must be filled in and restored to the satisfaction of the Regional Traffic Engineer.

5. COSTS INCURRED BY ISSUANCE OF THIS PERMIT

All costs beyond the limits of the protective liability insurance, surety deposits, etc., are the responsibility of the permittee.

The State shall be held free of any costs incurred by the issuance of this permit, direct or indirect.

6. SUBMITTING WORK PLANS

The applicant will submit work plans and/or a map as required by the Department. This shall include such details as measurements of driveways with relation to nearest corner, positions of guys supporting poles and a schedule of the number of poles and feet of excavation necessary for completion of the work on the State right of way. A description of the proposed method of construction will be included.

Plan work with future adjustments in mind, as any relocation, replacement or removal of the installation authorized by this permit and made necessary by future highway maintenance, reconstruction or new construction, will be the responsibility of the permittee.

The permittee must coordinate his work with any state construction being conducted.

7. TRAFFIC MAINTENANCE

Traffic shall be maintained by the permittee on the highway, in a safe manner, during work and evening hours until its final completion. Suitable safeguards, to reduce conditions dangerous to life, limb and property to a minimum, must be provided by the permittee (including flagmen when requested by the Department).

8. COST OF INSPECTION AND SUPERVISION

If, in the accounts kept by the Department, costs of supervision are found to be exceedingly high, the Department reserves the right to bill the permittee for actual expenses incurred by the supervision and inspection of the permittee's project.

9. SCOPE

a. Areas Covered

Permits issued are for highways, bridges and culverts over which the New York State Department of Transportation has jurisdiction. (Local governments issue permits for their own jurisdiction.)

b. Legal

The privilege granted by the permit does not authorize any infringement of federal, state or local laws or regulations, is limited to the extent of the authority of this Department in the premises and is transferable and assignable only with the written consent of the Commissioner of Transportation.

c. Commissioner's Reservations

The Commissioner of Transportation reserves the right to modify fees and to revoke or annul the permit at any time, at his discretion without a hearing or the necessity of showing cause.

d. Locations

Work locations must meet approval of the Department.

(Additional pages to this application vary according to the purpose and type of work to be permitted)

TOWN OF NEW WINDSOR PLANNING BOARD

Feb 8th 1986
Adjenda

APPLICATION FOR SITE PLAN APPROVAL

Name

O. CICCARELLI

Address

1134 Union Ave Newburgh NY

1. Owner of the property

O. CICCARELLI

2. Location of the property:

357 Windsor Highway

3. Zone area

C

4. Nature of business:

RETAIL STORE

5. Lot size:

Front 100 Rear 100 Depth 25

6. Building setbacks:

Front yard 50 Rear yard 115

Side yards

42

7. Dimensions of new building

Addition

20 X 50
20 X 30

If addition, state front, side, rear of existing structure:

SIDE YARD 62

FRONT YARD 50

REAR YARD 125

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that my expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

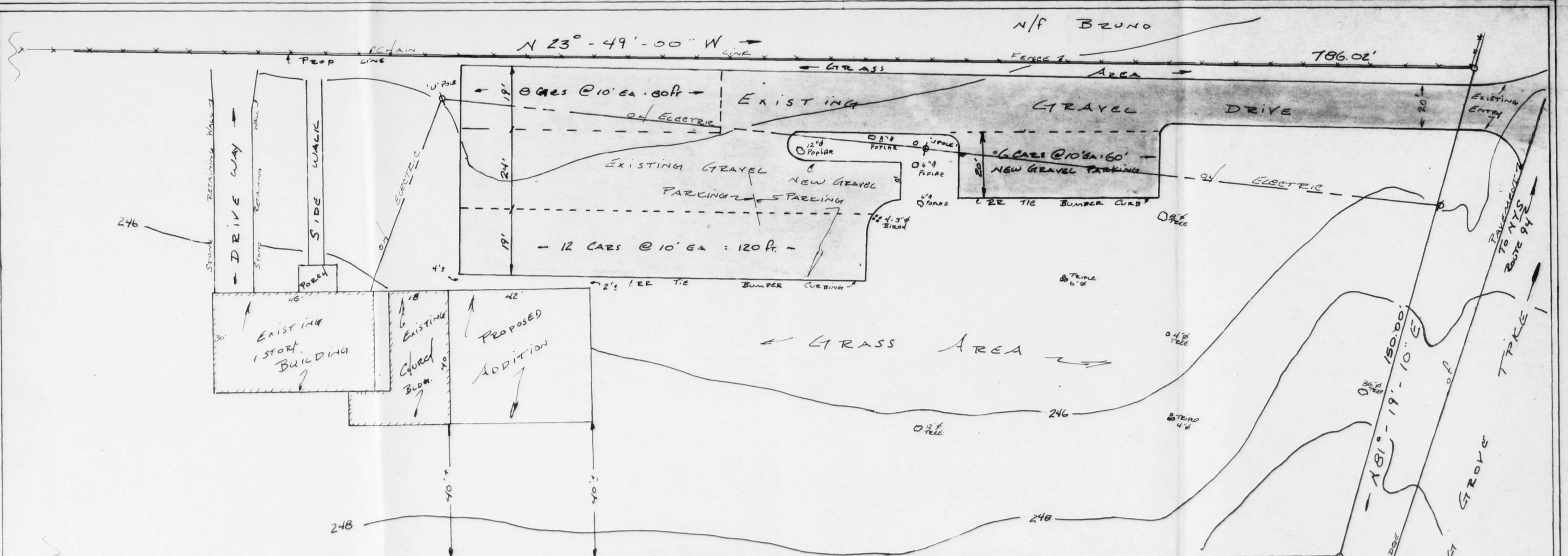
Signed: _____

(APPLICANT)

Maps Required for:

Planning Board
Highway Dept.
Sanitation Dept.
Water Dept.
County Planning Board
Building Inspector

Action of the Zoning Board of Appeals

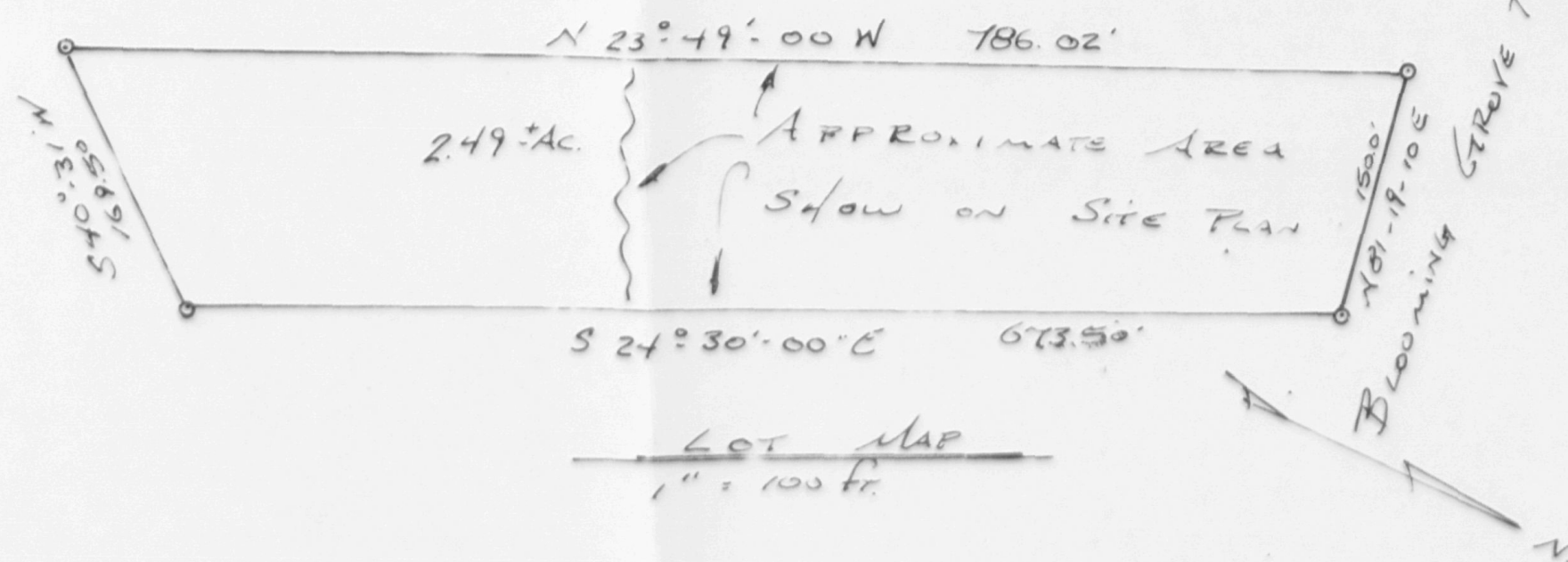


- S 24° 30' - 00" E

LOT 203 WINDSOR ACRES SECTION #2
FILED 7/39 GOSHEN N.Y.

SITE MAP
SCALE 1" = 20 FEET

ZONE - R-4
BLDG. AREA TOTAL: 3600 SF
LOT AREA: 108,674 SF
% COVERAGE 3.33 %
UNDERGROUND UTILITIES, IF ANY, NOT SHOWN



Final Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON SEPT 13, 1994
BY [Signature]



SITE PLAN
FOR:
COMMUNITY CHURCH OF NEARENS
BLOOMING GROVE TURNPIKE
TOWN OF NEW WINDSOR
ORANGE COUNTY NEW YORK
SCALE: AS NOTED SEPTEMBER 20, 1994
BY: ANTHONY T. ROWAN
ENGINEER & SURVEYOR
GLENDALE NEW YORK

PAVING NOTES

A. ALL TOP SOIL UNDER NEW PAVING SHALL BE REMOVED AND STOCKPILED IN LOCATION SHOWN ON PLAN OR SPREAD FOR SEEDING AS REQ'D.
B. OMIT NOTE.

C. IN ALL LOCATIONS WHERE TOP SOIL HAS BEEN REMOVED, PROVIDE & COMPACT A MINIMUM OF 6" (COMPACTED THICKNESS) SHALE BASE. SHALE BASE SHALL BE COMPACTED WITH AT LEAST 3 PASSES OF A 10-12 TON ROLLER. SOFT SPOTS SHALL BE REMOVED & RECOMPACTED. WHERE ADDITIONAL BASE IS NECESSARY TO MEET SLOPE REQUIREMENTS SHOWN ON DWG. OR SPECIFIED, IT SHALL BE PLACED & COMPACTED IN MAX. 6" LIFTS.

D. PROVIDE & COMPACT A MINIMUM OF 2" OF ITEM 4 TOPPING OVER NEW SHALE BASE. COMPACT WITH AT LEAST TWO PASSES OF A 10-12 TON ROLLER.
E. BASE SHALL BE SLOPED & SHAPED TO MEET REQUIREMENTS OF FINISHED PAVING. CROWN DEVICES MAX 1/4" PER FOOT OR, WHERE POSSIBLE, SLOPE WITH EXISTING GRADE, (MAX 1/4" PER FOOT), AWAY FROM BUILDING. GENERALLY SLOPE PARKING AREAS WITH EXISTING GRADE AND A MAXIMUM OF 5% SLOPE.
F. OIL & CHIP APPLICATION:
a. 3/4" TO 1 GALLON / SQ. YD. OF RC-2SD ASPHALT AMT. VARYING BY FINENESS OF SURFACE. COARSER SURFACE TAKING MORE ASPHALT THAN FINER SURFACE.
b. AN EVEN APPLICATION OF 3/4" STONE AT RATE OF 40 LBS / SQ. YD., THOROUGHLY ROLLED IN.
c. 4 TO 5 GALLONS OF RC-2SD ASPHALT / SQ. YD.
d. AN EVEN APPLICATION OF 3/4" STONE, NOT LESS THAN 20 LBS / SQ. YD., NOR MORE THAN 40 LBS PER SQ. YD., THOROUGHLY ROLLED IN.
G. FINISHED SURFACE OF NEW OIL & CHIP PAVING SHALL BE LEVEL WITH ADJACENT FINISHED GRADE.
H. MATERIAL & WORKMANSHIP SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE (1) YEAR AFTER PROJECT COMPLETION & ACCEPTANCE BY OWNER.
I. PAINTED PARKING LINES - 6" WIDE X 20' LONG (28' LONG FOR VISITOR PARKING). 2 COATS PITTSBURGH TRAFFIC AND LANE MARKING PAINT - WHITE.

NOTE:
PAVING CONTRACTOR SHALL COMPLY WITH GENERAL NOTES.

LEGEND

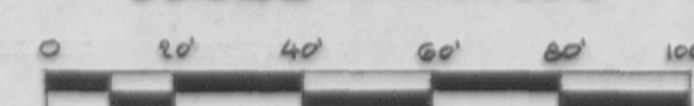
- 0 — = PROPERTY LINE
- ⊙ = EXISTING TREE
- SAN — = EXISTING SANITARY LINE
- SAN — = NEW 4" C.I. SANITARY LINE
- E/T — = EXISTING O/H ELEC. & TEL. SVC.
- E/T — = NEW O/H ELEC. & TEL. SVC.
- W — = NEW 3/4" COPPER WATER LINE (4" O' UNDERGROUND - CONNECT TO EXISTING SUPPLY).
- [Pattern] = NEW BRICK PAVING (BY OTHERS)
- [Pattern] = NEW OIL & CHIP PAVING WITH MINIMUM 6" COMPACTED SHALE BASE AND 2" OF ITEM 4 COMPACTED
- + = NEW POLE MOUNTED LIGHTING FIXTURE
- E/C — = NEW ELEC. CONDUIT (INSTALLED PRIOR TO PAVING) SEE ELECTRICAL SPECS. FOR SIZES & REQUIREMENTS.

SITE INFORMATION

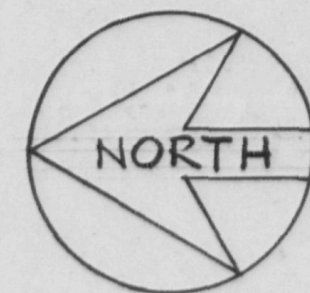
ZONE — P1
SECTION — 14
BLOCK — 2
LOT — 3

SITE PLAN

SCALE — 1" = 30' 0"



LANDS N/F S. SCHISANO



LANDS N/F HUDIG

LANDS N/F SLOBODA

LANDS N/F AMERICAN FELT & FILTER CO.

APPROXIMATE TOP OF EXISTING HILL

SLOPE DOWN

POND

WALSH AVENUE

WALSH AVENUE

JOHN ST.

LEDYARD STREET

COLUMBUS ST.

ENTRY CENTER LINE TO BE PERPENDICULAR TO JOHN STREET.

REMOVE PORTION OF EXISTING WIRE FENCING & CONC. WALL (140 LIN. FT.) AS REQUIRED FOR DRIVE ENTRANCE. REMOVE ALL BRUSH, TREES, STUMPS, ETC. AS REQ'D. REMOVE WALL TO DEPTH REQUIRED FOR INSTALLATION OF MIN. 6" COMPACTED BASE, (PAVING NOTE 'C') MIN. 2" ITEM 4 TOPPING AND OIL & CHIP FINISH.

GENERAL NOTES

- BOUNDRIES SHOWN WERE OBTAINED FROM DEED DESCRIPTION. MAGNETIC DIRECTIONS BASED ON YEAR 1898 OR EARLIER.
- EXISTING WALK PAVING TO REMAIN - SEE PLAN.
- EXISTING TREES INDICATED ARE TO REMAIN. PROTECT DURING ALL CONSTRUCTION ACTIVITIES. LOCATE NEW PAVING TO AVOID TREES. NOTIFY ARCHITECT PRIOR TO REMOVING ANY TREES NOT NOTED SPECIFICALLY TO BE REMOVED.
- EXISTING SEPTIC SYSTEM WILL BE MAINTAINED IN USE DURING PAVING INSTALLATION. CONNECTION TO PUBLIC SEWER WILL BE ACCOMPLISHED AFTER NEW ENTRY DRIVE IS AVAILABLE FOR USE & REAR ENTRANCE CAN BE CLOSED. ONCE PUBLIC SEWER IS CONNECTED, EXISTING SEPTIC SYSTEM WILL BE ABANDONED.
- A MAXIMUM SLOPE OF 7% FOR FINISHED PAVING WILL BE PERMITTED FOR DRIVE IN THIS LOCATION ONLY.
- SOME ADDITIONAL COMPACTED BASE WILL BE REQ'D. ALONG PORTIONS OF THE EAST SIDE OF ENTRY DRIVE AND PARKING AREA TO MAINTAIN SLOPES AS SPECIFIED IN PAVING NOTE 'E' & NOTE 5 ABOVE. PLACE IN ACCORDANCE WITH PAVING NOTE 'C'.
- SCAFFOLD & BREAK-UP SURFACE OF PORTIONS OF EXISTING DRIVE WHICH WILL NOT BE REUSED & SPREAD MIN. 4" TOPSOIL OVER LOOSENED SURFACE, READY FOR FINAL RAKING.
- WHERE ADDITIONAL COMPACTED BASE IS REQ'D. TO BE PLACED TO MEET PAVING SLOPES SPECIFIED, SHAPE BASE TO SLOPE GENTLY AWAY FROM PAVING. PROVIDE FOR AND PLACE 4" MIN. TOP SOIL, SPREAD & READY FOR FINAL RAKING. (FINAL RAKING BY OTHERS).



CORPORATE HEADQUARTERS
AMERICAN FELT AND
FILTER COMPANY 34 JOHN ST., NEW WINDSOR, N.Y.
SITE DEVELOPMENT PLAN

Dated 30 AUG 78
Drawn By R.R.T.
Checked By D.A.W.

A1

